

Brandy Herbst / Anona Smith  
859 - 111<sup>th</sup> Ave. NW \$2,784  
14-31-24-44-0002  
Received 8/6/14 at 1:52pm

To Whom it May Concern:

I am writing to you due to a letter I recieved about my grandmother property. The PTN# 14-31-24-44-0002, This property has been an issue in the past without a question, but I was finally able to get my grandmother gaurdianship and conservatorship which has allowed me to have my father removed from the property with all his stuff. I am asking for these fees to be waived because I was only given this power by the court in the last 60-90 days which is when I made the changes. My grandmother Anona H Smith whom just turned 90 years old has been moved into a nursing home and will not be able to return. Please allow me the ability to put money into the property to return it to a better condition. If you would

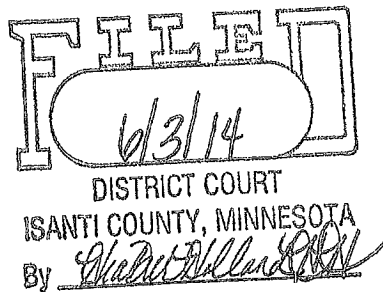
like to speak to me, you can  
call me at [redacted]  
My name is Brandy Herbst and  
my address is 237 Cypress St S  
Cambridge MN 55008. I have  
also supplied the court documents  
so you can see my powers.

Thank You,

Brandy Herbst

State of Minnesota

County of Isanti



RECEIVED JUN 3 2014

District Court  
Probate Division  
Judicial District: TENTH  
Court File No. 30-PB-14-35

In Re: X Guardianship  
X Conservatorship of

Anona Smith

Letters of:

X Guardianship

X Conservatorship

Minn. Stat. § 524.5-110

Guardian:

Brandy Herbst, is qualified and is hereby authorized to act as Guardian of the Ward, after being appointed as guardian by the Court with all of the powers and authority prescribed by statute as shown on the order appointing guardian the terms of which order are incorporated herein by reference including the powers under M.S. § 524.5-313 subd. (c), as follows:

X all powers therein,

or

☐ only those under paragraphs ☐1, ☐2, ☐3, ☐4, ☐5, ☐6 and ☐7; and

Conservator:

Brandy Herbst, is qualified and is hereby authorized to act as Conservator of the protected person, with all of the powers and authority prescribed by statute as shown on the order appointing conservator, the terms of which order are incorporated herein by reference including the powers under M.S. § 524.5-417 subd. (c) as follows:

X all powers therein,

or

☐ only those under paragraphs ☐1, ☐2, ☐3, ☐4, ☐5 and ☐6;

and each has such other powers and duties granted under applicable law.

Dated June 3, 2014

Judge of District Court

STATE OF MINNESOTA } SS IN DISTRICT COURT  
COUNTY OF ISANTI } PROBATE DIVISION

CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE  
ORIGINAL LETTER FILED AND RECORDED IN MY OFFICE  
AND TO BE OF FULL FORCE AND EFFECT AS OF THE DATE  
HEREOF:

DATED: 6/6/2014 MONICA TRCHUMPER  
COURT ADMINISTRATOR

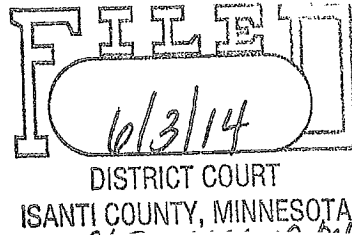
BY: 2 DEPUTY

State of Minnesota

County of Isanti

In Re: X Guardianship  
X Conservatorship of

Anona Smith



By [Signature]

District Court  
Probate Division  
Judicial District: Tenth  
Court File No. 30-PB-14-35

Order Appointing:  
X Guardian  
X Conservator

This matter came on for hearing before the district court on June 2, 2014, on a petition seeking appointment of a Guardian and Conservator for the Respondent named above. Petitioner appeared personally. The Respondent appeared personally with Respondent's attorney, Tyler Annette. Respondent's Adult Daughter appeared in objection to the petition. The matter, having been considered by the Court, and the Court being duly advised in the premises and incorporating all the files and proceedings herein now makes the following:

#### FINDINGS OF FACT

1) FINDING OF INCAPACITY:

X **Guardianship:** (i) The Respondent is incapacitated with regard to the person because Respondent is impaired to the extent of lacking sufficient understanding or capacity to make or communicate responsible decisions concerning Respondent's personal needs for medical care, nutrition, clothing, shelter or safety. The Respondent's inability is reflected by the following facts: Recent hospital and nursing home admissions related to diagnoses of extreme confusion, fall risk, acute hypokalemia and mild dementia. Medical recommendation of twenty four hour care.

and (ii) the Respondent has demonstrated behavioral deficits evidencing inability to meet Respondent's needs for medical care, nutrition, safety and shelter. The Respondent's inability is reflected by the following facts: recent physical inability to provide adequate self-nutrition and medication management, memory loss.

X **Conservatorship:** (i) The Respondent is unable to manage property and business affairs because of an impairment in the ability to receive and evaluate information or make decisions, even with the use of appropriate technological assistance. The Respondent's inability is reflected by the following facts: recent history of unpaid household bills based on memory loss/dementia.

and (ii) the Respondent has property which will be dissipated without proper management and funds are needed for the support, care, education, health, and welfare of the Respondent or of individuals who are entitled to the individual's support and that protection is necessary or desirable to obtain or provide money. This conclusion is supported by the following facts: Respondent's cognitive and physical limitations make her unable to handle basic household and administrative tasks for the home she owns.

Her limited assets will need to be managed to coordinate her insurance, medical and household affairs.

- 2) No appropriate alternative to guardianship or conservatorship exists that is less restrictive of Respondent's civil rights and liberties including the use of appropriate technological assistance and including a protective arrangement under M.S. § 524.5-412.
- 3) The Respondent is incapable of exercising the following rights and powers:
  - X All of the rights and powers under M.S. § 524.5-313 subd.(c) for a Ward,
  - X All of the rights and powers under M.S. § 524.5-417 subd. (c) for a protected person.

A limited guardianship or conservatorship is not appropriate because of her cognitive and physical limitations and because her family is unable to agree on and coordinate her care.
- 4) The Respondent is not a patient of a State Hospital for the mentally ill or a mentally retarded or dependent or neglected ward of the Commissioner of Human Services, or under the temporary custody of the Commissioner of Human Services.
- 5) The Respondent is in need of a
  - X guardian to protect Respondent's person,
  - X conservator to protect Respondent's estate.
- 6) The Court finds that the:
  - a. X Guardian is the most suitable and best qualified among those available and willing to discharge the trust and is not excluded from appointment pursuant to M.S. § 524.5-309(c) or such Guardian has been approved by prior Order of a court pursuant to M.S. § 524.5-302(d);
  - b. X Conservator is the most suitable and best qualified among those available and willing to discharge the trust and is not excluded from appointment pursuant to M.S. § 524.5-413(d).

#### CONCLUSIONS OF LAW

- 1) The Respondent is an incapacitated person whose needs cannot be met by less restrictive means.
- 2) The following should be appointed:
  - X A Guardian of Anona Smith;
  - X A Conservator of Anona Smith.

#### ORDER

NOW, THEREFORE, IT IS ORDERED:

- 1) That: X Brandy Herbst is hereby appointed Guardian of Anona Smith;

X Brandy Herbst is hereby appointed Conservator of Anona Smith.

- 1) That: X letters of Guardianship shall issue to Brandy Herbst upon the filing of an acceptance of appointment and such letters shall reflect that the Guardian is appointed by the Court.  
X letters of Conservatorship shall issue to Brandy Herbst, upon the filing of an acceptance of appointment.

- 2) Appointment of powers and duties:

**The Guardian shall have the power and duty to:**

- X Exercise all of the rights and powers on behalf of the Ward under M.S. § 524.5-313 subd.(c) paragraphs 1, 2, 3, 4, 5, 6 and 7 and to exercise all other powers, duties and responsibilities conferred on the Guardian under applicable law. A limited guardianship is not appropriate because of Respondent's cognitive and physical limitations.

**The Conservator shall have the power and duty to:**

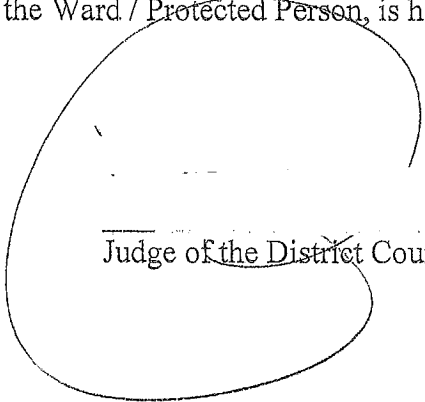
- X Exercise all of the rights and powers under M.S. § 524.5-417 subd. (c) paragraphs 1, 2, 3, 4, 5 and 6 and to exercise all other powers, duties and responsibilities conferred on the Conservator under applicable law. A limited conservatorship is not appropriate because of Respondent's cognitive and physical limitations.

- 4) The conservator shall file a bond in the amount of \$ 00.00.
- 5) That the court appointed attorney for the Ward / Protected Person, is hereby discharged.

Order Recommended by:

\_\_\_\_\_  
Referee of District Court      Date

\_\_\_\_\_  
Judge of the District Court      Date

 6/3/14

## PROPERTY ADDRESS: 859 111TH AVE

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
CITATION ISSUED		8/8/13	GAZELKA, MIKE	Citation posted at property. Front yard cut, except weeds around trees 12-30", and back yard is very thick 3ft-5ft
INFORMATION SENT		8/8/13	HINTZE, CINDY	Courtesy letter sent.
CITATION REINSPECT	8/20/13	8/20/13	GAZELKA, MIKE	Work in progress. Spoke with owner and he has a reason for the long grass/weeds. He ate some of the weeds and said they are beneficial and useful. Recheck in another week.
COMMUNICATE W OWNER	8/14/13	8/14/13	DEGRANDE, KRISTIN	Owner Randy Smith requested a time extension til Tuesday, August 20th. ok.
CITATION REINSPECT	8/27/13	8/27/13	GAZELKA, MIKE	Flood map shows he doesn't have to mow 25' up from edge of creek.
COMPLIANCE		8/27/13	HINTZE, CINDY	Grass has been cut.

Work Order #56411

Yard And Lot Issues

CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		5/2/14	MITLYNG, ADAM	
CITATION ISSUED		5/9/14	MITLYNG, ADAM	j/d
CITATION REINSPECT	5/19/14	5/20/14	MITLYNG, ADAM	no change
COMMUNICATE W OWNER	5/20/14	5/20/14	DEGRANDE, KRISTIN	Brandy: Granddaughter of owner, called upset city is abating items in her grandmother's yard. Brandy is not at house but got a call from a neighbor? G'ma is in nursing home. I got her number and had Leya call her back from on-site.
ABATE		5/20/14	MITLYNG, ADAM	Remove lots of junk and debris
CITATION FEE APPLIED		5/23/14	MITLYNG, ADAM	\$300

## ~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
<b>Citation # 23925</b>					
8-109 Building Materials, Junk and Debris.	5/2/14 5/16/14 compliance date	300	MITLYNG, ADAM	Remove building materials, tires, junk mowers, junk bikes, misc junk and debris, including items in trailer from exterior storage	ANONA SMITH Issue Date: 5-09-2014 859 111TH AVE NW COON RAPIDS, MN 55433

## Files attached to this work order:

\WorkOrder\56411\859 111th ave.pdf

Work Order #56515

Weeds / Long Grass

CLOSED



## PROPERTY ADDRESS: 859 111TH AVE

COMMENTSAssigned ToActual StartProjected StartTask Name

CITATION ISSUED	GAZELKA, MIKE	5/22/14		Citation posted at property. 8-14" HIGH
INFORMATION SENT	DRABCZAK, LEYA	5/22/14		Courtesy letter sent.
CITATION REINSPECT	CAMERER, CALVIN	6/4/14	6/4/14	Catching task as it wasn't completed at time of WO. Should have been inspected 5/28/14.
COMPLIANCE	HINTZE, CINDY	6/4/14		Grass has been cut.

Work Order #57304

Weeds / Long Grass

CLOSED

COMMENTSAssigned ToActual StartProjected StartTask Name

CITATION ISSUED	CAMERER, CALVIN	6/25/14		Citation posted at property. over 8". SECOND POSTING OF THE SEASON - MINIMUM \$150 APPLIES. Previously posted 5/22/14.
INFORMATION SENT	HINTZE, CINDY	6/25/14		Courtesy letter sent.
CITATION REINSPECT	GAZELKA, MIKE	7/3/14	7/3/14	Not cut - abate
ORDER ABATEMENT	HINTZE, CINDY	7/3/14		Emailled work order to Gregg Engle at Public Works to mow property.
CITATION FEE APPLIED	HINTZE, CINDY	7/3/14		300
INFORMATION	ENGLE, GREGG	7/7/14		Grass was cut prior to crew's arrival.

## Files attached to this work order:

\\WorkOrder\57304\859 111th grass.pdf

End of Report for 859 111TH AVE









## ADMINISTRATIVE CITATION

Citation # 56411-23925

**OPEN IMMEDIATELY**

ANONA SMITH  
859 111TH AVE NW  
COON RAPIDS, MN 55433

Issue Date: 5-09-2014

Property Address: **859 111TH AVE**  
COON RAPIDS, MN

PIN: 143124440002

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 5/2/14 the following violation(s) of Coon Rapids City Code was found at the above property address:

<u>Compliance Date</u>	<u>Violation &amp; Corrective Action</u>	<u>Code Section &amp; Summary</u>	<u>Penalty</u>
05/16/2014	Remove building materials, tires, junk mowers, junk bikes, misc junk and debris, including items in trailer from exterior storage	8-109 Building Materials, Junk and Debris. -- Any item not intended for outdoor storage is not permitted to be stored outdoors. (Vehicle parts, fluids and accessories, building materials, upholstered furniture, brush, etc.)	\$300

To avoid the above penalty/penalties, you **must** do one of the following:

1. Correct the violation(s) **on or before** the Compliance Date noted above. To be sure all issues are resolved, you may arrange for a City inspection **before** the Compliance Date noted above.
2. Contact the inspector below to arrange a time extension for compliance. You must sign a time extension agreement **on or before** the Compliance Date noted above.
3. Appeal the inspector's decision **on or before** the Compliance Date.

Refer to the attached/enclosed Administrative Citation Program brochure for the Notice of Appeal form, including instructions for requesting a time extension, and additional information.

If a second or subsequent Citation is issued within 180 days of the same or similar violation, the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the penalty will be waived. In addition to any penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317 and/or abatement costs.

You can view the full City Code online at [www.coonrapidsmn.gov/citycode](http://www.coonrapidsmn.gov/citycode) or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

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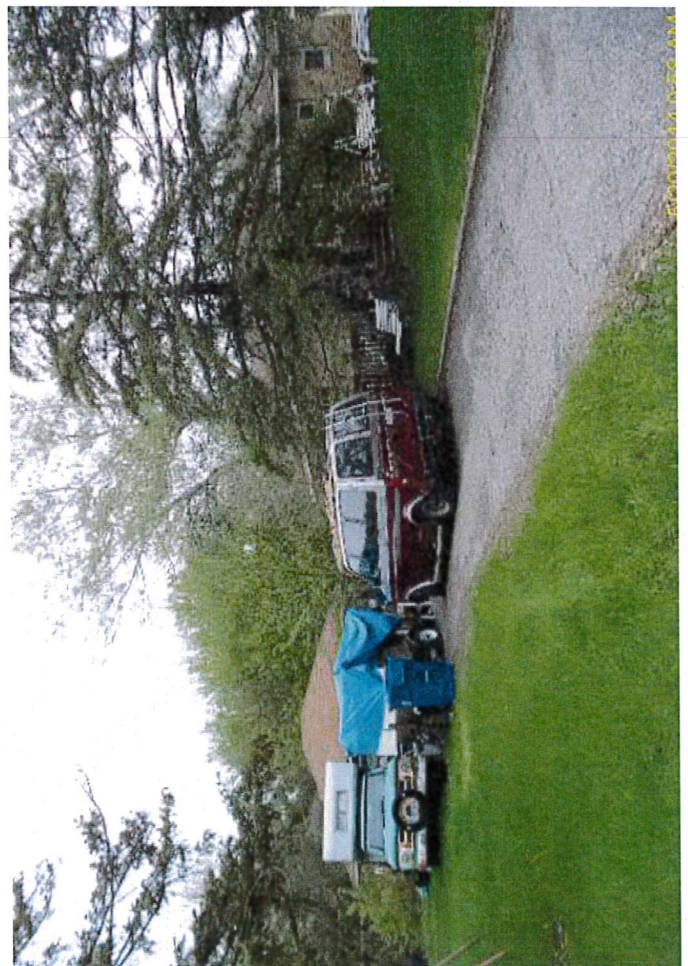
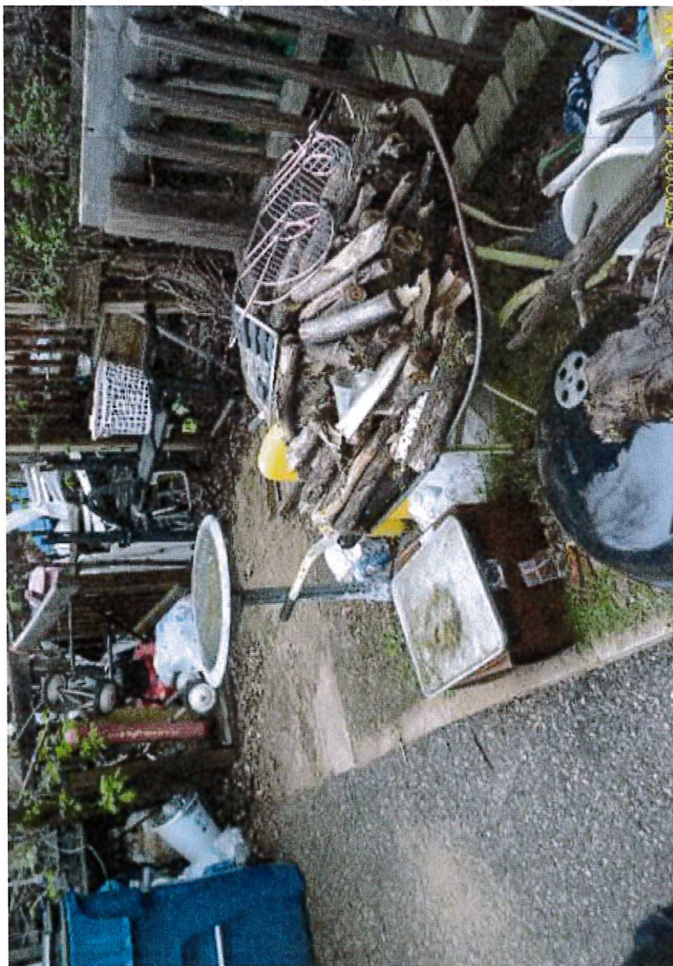
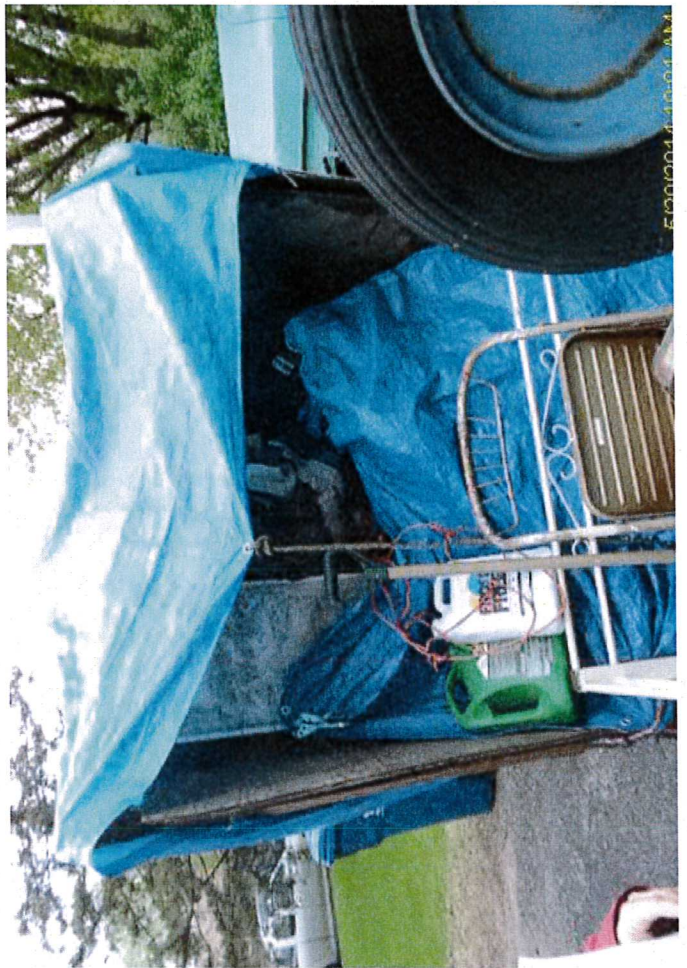
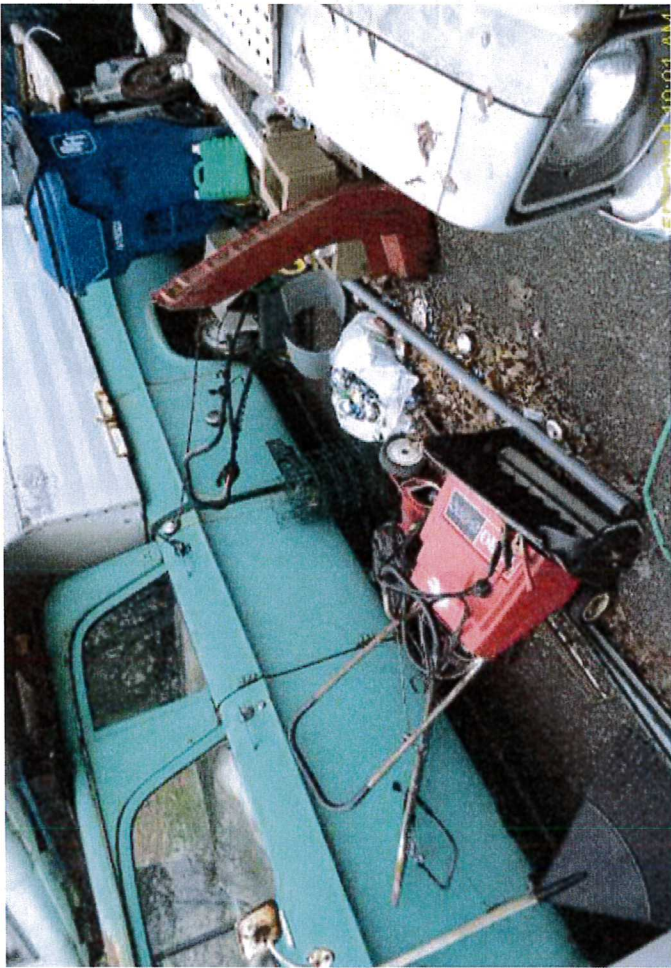
859 111TH AVE  
CITATION # 56411-23925  
PAGE 2

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, all costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Inspectors are often not in the office. If you would like to speak with, or schedule an appointment with, the inspector regarding this citation, please call the number below.

Adam Mitlyng  
Code Enforcement  
763-767-6470

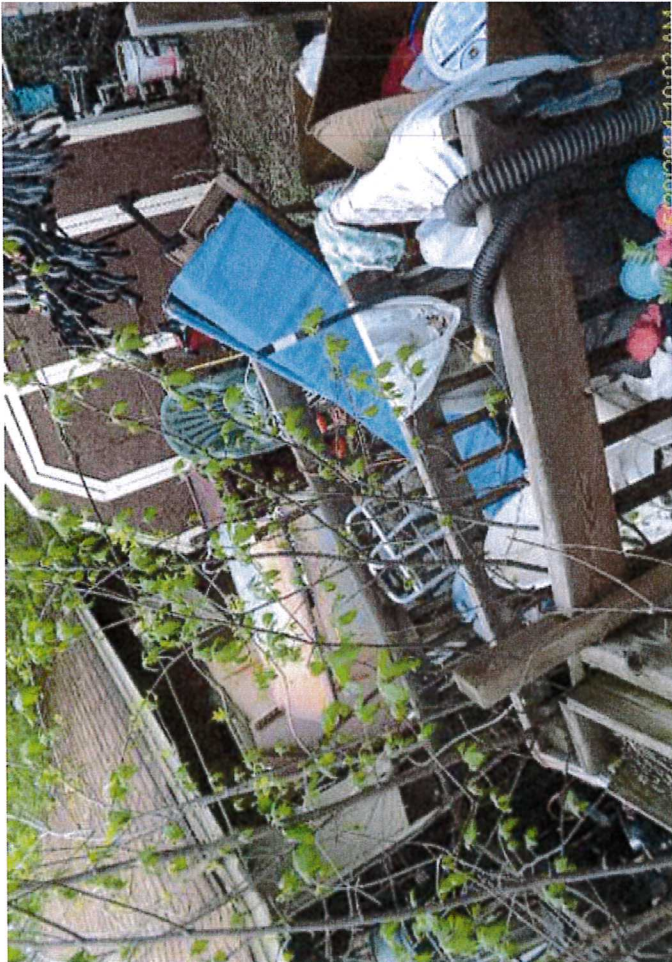




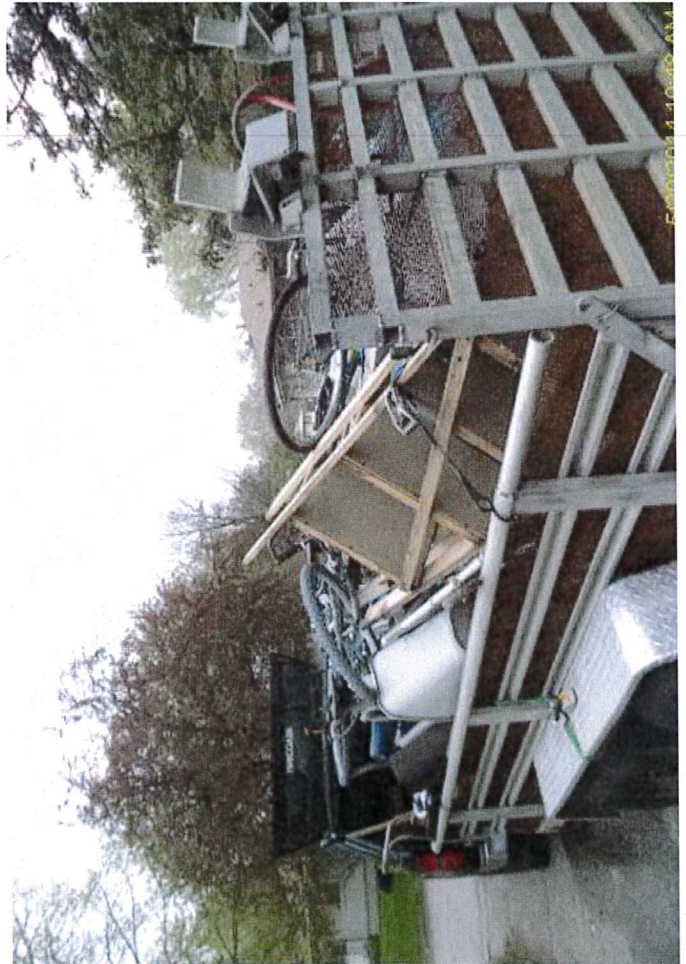




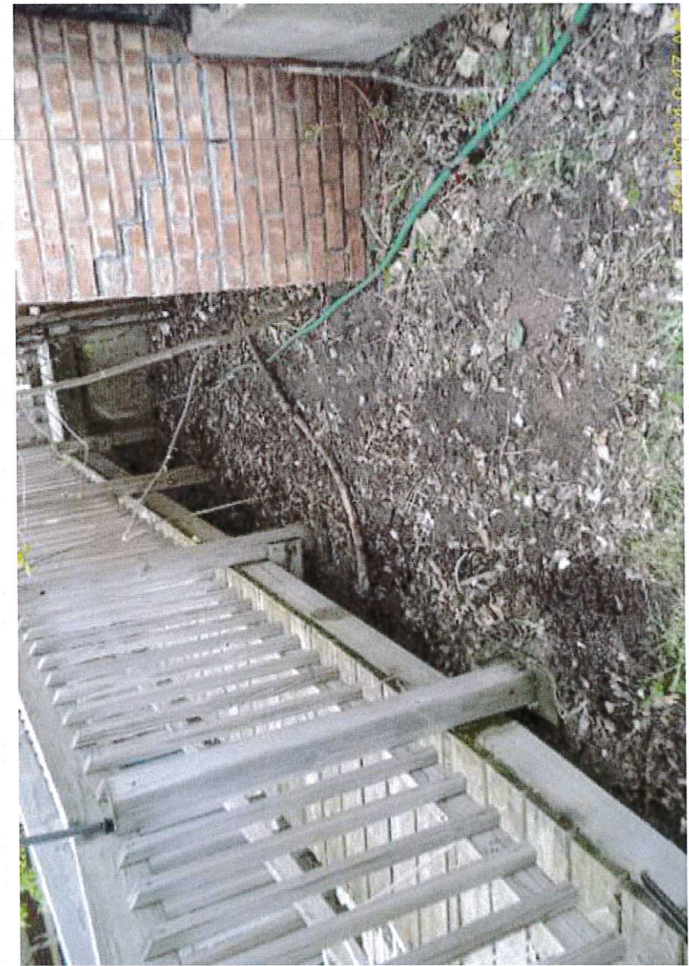
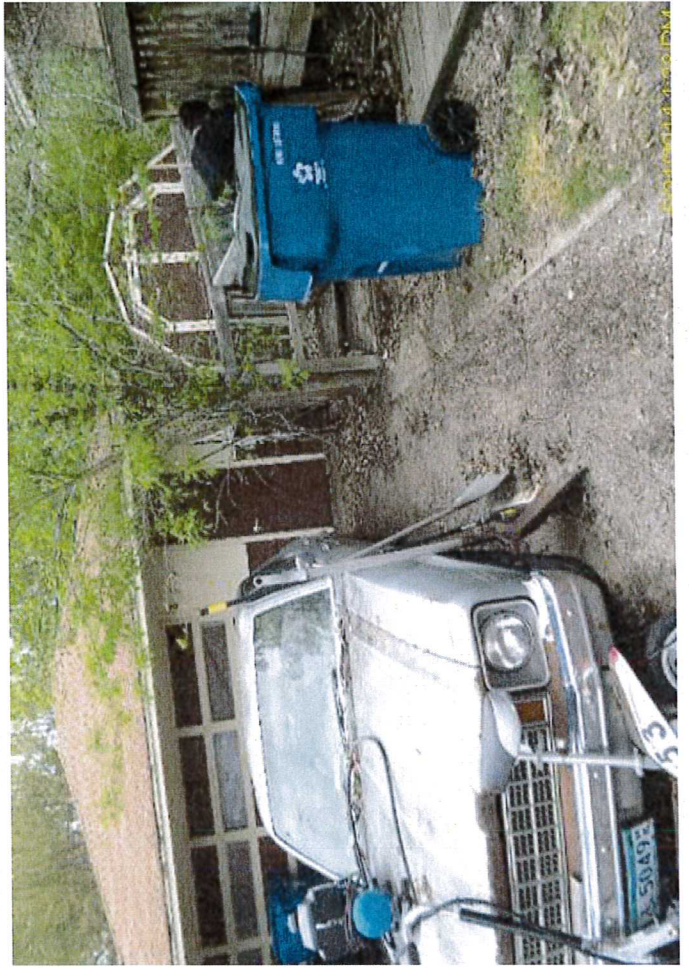














# hns remodeling

9781 montee st ne  
blaine, MN 55434

Phone # 6127517117  
Fax # 7637833504

fdmagadan@comcast.net

INVOICE

Date	Invoice #
5/21/2014	1089

<p><b>Bill To</b></p> <p>city coon rapids 11155 robinson dr coon rapids, mn 55483</p>
-----------------------------------------------------------------------------------------------

P.O. No.	Terms	Project
58812		

Quantity	Description	Rate	Amount
	859 math ave (trip fee)	50.00	50.00
	garbage fee seven trailer loads	950.00	950.00
5	lawnmowers	15.00	75.00
2	snow blowers	10.00	20.00
	one rototiller two batteries	30.00	30.00
18	labor	55.00	990.00
Adam		<b>Total</b>	<b>\$2,115.00</b>

#57304



COON  
RAPIDS  
Minnesota

## Long Grass Complaint

Weeds, Unkept Lawn And Landscape, Etc

SR:47031

**Address: 859 111TH AVE**

PIN: 143124440002

Scheduled Insp Date: 06/25/2014

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### Inspector Notes

☐ Unfounded

☒ Posted Property

grass/weeds over 8"

Fine \$ \_\_\_\_\_

Date: 6-25-14

Time: 8:15

Additional Info:

*Calvin*

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### For Office Use Only

☒ Owner Occupied

☐ Vacant

Rental WO# \_\_\_\_\_

# of Weeds this Season: \_\_\_\_\_

Previously Abated date: 5/22

9.





ADMINISTRATIVE CITATION  
Long Grass & Weeds

Property Posted 6-25-14

To: Owner/Occupant 859 111 Ave  
Address: Coon Rapids, MN

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100.  
On 6-25-14 at 8:15 AM/PM, the following violation of Coon Rapids City Code was found at the above property address:

Compliance Date	Violation & Corrective Action	City Code Section & Summary	Penalty
7-2-14		8-502 & 8-503. Weeds and grass over eight (8) inches are a nuisance and must be mowed.	\$300.00

To avoid the above penalty, you must do one of the following:

1. Mow your grass on or before the Compliance Date noted above. You are responsible to mow the front, back and side yards, including any boulevard areas.
2. Contact the inspector below to arrange a time extension for compliance. You must sign a time extension agreement on or before the Compliance Date noted above.
3. Appeal the inspector's decision on or before the Compliance Date.

Refer to the attached Administrative Citation Program brochure for the Notice of Appeal form, including instructions for requesting a time extension, and additional information.

Please note that if your property is not mowed by the Compliance Date listed above, \$300 will be charged to the property taxes in the form of a Special Assessment and the City will mow your property. If a second or subsequent Long Grass & Weeds Citation is issued within 180 days, even if you mow prior to the Compliance Date, a penalty of \$150 will be charged.

If you are age 60 or over and need assistance with maintaining your yard, ACGAP Chores & More is available. The program does minor home repairs, housekeeping and seasonal chores such as mowing. They are done at a nominal suggested donation with subsidy for those of need. Call 763-783-4767 to obtain help.

You can view the full City Code online at [www.coonrapidsmn.gov/citycode](http://www.coonrapidsmn.gov/citycode) or you can obtain the City Code Section regarding lawn maintenance at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Inspectors are often not in the office. If you would like to speak with, or schedule an appointment with, the inspector regarding this citation, please call the number below.

Calvin  
Long Grass Inspector  
763-951-7202

6/25/2014 8:19 AM



6/25/2014 8:23 AM

9.





June 25, 2014

SMITH ANONA  
859 111TH AVE NW  
COON RAPIDS, MN 55433

Address: **859 111TH AVE**  
COON RAPIDS, MN 55433

Administrative Citation: **#57304**

PIN: 143124440002

Your property in Coon Rapids was recently posted with an Administrative Citation for long grass. In the City of Coon Rapids, grass and/or weeds cannot be taller than 8" in height. Anoka County Property Records identifies you as the taxpayer/property owner of 859 111TH AVE, and for this reason, this letter is being sent to you to ensure you are aware of the long grass citation at your property.

If your property is mowed by July 2, 2014, the \$300 penalty will not be charged. If you have received more than one Administrative Citation for long grass this season, you will be charged a minimum of \$150, even if the property is mowed before the compliance date.

For more information, please refer to the citation posted at your property or call 763-951-7202.

Long Grass Inspector  
763-951-7202

OWNER OCCUPIED

9.

# Long Grass Reinspection

859 111TH AVE

**859 111TH AVE**

PIN:143124440002

OWNER OCCUPIED

Work Order # 57304

<u>Task Name</u>	<u>Proj. Start</u>	<u>Actual Start</u>	<u>COMMENTS</u>
CITATION ISSUED		6/25/14	Citation posted at property. over 8". <b>SECOND POSTING OF THE SEASON - MINIMUM \$150 APPLIES.</b> Previously posted 5/22/14.
INFORMATION SENT		6/25/14	Courtesy letter sent.
CITATION REINSPECT	7/3/14		
COMPLIANCE			
ORDER ABATEMENT			Emailed work order to Gregg Engle at Public Works to mow property
CITATION FEE APPLIED			
ABATE			
APPEAL SUBMITTED			
HEARING			
INFORMATION			
COMMUNICATE W/ OWNER			

FRONT cut -  
 BACK 3/4 SLOZ NOT!  
 BACK IS THICK

## Inspector Notes

Reinspected by: MWB

Date: 7-3-14

Time: 7:51 AM

Grass has  
been mowed

Order  
Abatement



# Long Grass Abatement Order

Date Ordered: 7/3/2014

859 111TH AVE

**859 111TH AVE**

PIN:143124440002

OWNER OCCUPIED

Work Order # 57304

<u>Task Name</u>	<u>Proj. Start</u>	<u>Date</u>	<u>COMMENTS</u>
CITATION ISSUED		6/25/14	Citation posted at property. over 8". SECOND POSTING OF THE SEASON - MINIMUM \$150 APPLIES. Previously posted 5/22/14.
INFORMATION SENT		6/25/14	Courtesy letter sent.
CITATION REINSPECT	7/3/14	7/3/14	Not cut - abate
ORDER ABATEMENT		7/3/14	Emailed work order to Gregg Engle at Public Works to mow property.
CITATION FEE APPLIED		7/3/14	300
ABATE			
INFORMATION			
COMMUNICATE WITH			

## Abatement Notes

Staff:

Todd M

Tony H

Date:

7/7/14

Time:

1:50 pm

Mowing crew  
cut & bagged

Grass was mowed  
prior to crew's arrival

Questions regarding mowing can be directed to Leya Drabczak 763-767-6420 or Kristin DeGrande 763-767-6517

DIAL 911 IF THREATENED OR NEED POLICE PROTECTION WHILE MOWING

9.